Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/40 Elizabeth Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $950,000 & $1,020,000

Median sale price

Median price $1,237,000 Property Type Unit Suburb Bentleigh East

Period - From 14/10/2024 to 13/10/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/23 Vickery St BENTLEIGH 3204	$965,000	23/09/2025
2	6/2 Cooma St MOORABBIN 3189	$950,000	30/08/2025
3	2/675 Centre Rd BENTLEIGH EAST 3165	$900,000	24/08/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 14/10/2025 14:16

2/40 Elizabeth Street, Bentleigh East Vic 3165

JellisCraig

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2 1 1

Property Type: Unit

Indicative Selling Price
$950,000 - $1,020,000
Median Unit Price
14/10/2024 - 13/10/2025: $1,237,000

Comparable Properties



3/23 Vickery St BENTLEIGH 3204 (REI)

2 1 2

Price: $965,000
Method: Private Sale
Date: 23/09/2025
Property Type: Unit
Land Size: 207 sqm approx

Agent Comments



6/2 Cooma St MOORABBIN 3189 (REI)

3 1 2

Price: $950,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Unit
Land Size: 213 sqm approx

Agent Comments



2/675 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

2 1 2

Price: $900,000
Method: Sold After Auction
Date: 24/08/2025
Property Type: Townhouse (Single)

Agent Comments

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